

ORDINANCE NO. 80 0103-L

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1. A 0.47 ACRE TRACT OF LAND, MORE OR LESS, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2: A 225 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT;

ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 13441 RANCH ROAD 620; SAID PROPERTY BEING LOCATED IN AUSTIN, WILLIAMSON COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-79-208 to-wit:

TRACT 1: From Interim "AA" Residence, Interim First Height and Area District to "O" Office, First Height and Area District.

A 0.47 acre tract of land more or less out of the Horace Maynard Tract in the Elisha Allen Survey in Williamson County, Texas, as recorded in Volume 415, Page 624, of the Williamson County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the above described Maynard tract also being in the south right-of-way line of Highway 620, same being the northeast corner of this tract and the PLACE OF BEGINNING hereof;

THENCE with the east property line of the Maynard tract S 18° 25' E for a distance of 200.00 feet to the southeast corner hereof;

THENCE S 71° 30' W for a distance of 103.44 feet to the west property line of the Maynard tract for the southwest corner hereof;

THENCE with the west property line of the Maynard tract N 18° 26' W for a distance of 200.00 feet to the south right-of-way line of Highway 620 for the northwest corner hereof, same being the northwest corner of the Maynard tract;

THENCE with the south right-of-way line of Highway 620 and the north property line of the Maynard tract N 71° 30' E for a distance of 103.50 feet to the PLACE OF BEGINNING; and,

TRACT 2: From Interim "AA" Residence, Interim First Height and Area District to "LR" Local Retail, First Height and Area District.

A 225 square foot tract of land that lies within the Horace Maynard Tract, in the City of Austin, Williamson County, Texas, as recorded in Volume 415, Page 624, of the Williamson County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at the northeast corner of the Maynard Tract, same being in the south right-of-way line of State FM 620;

THENCE S 71° 30' W for a distance of 44.25 feet along the north property line of the Maynard Tract, same being the south right-of-way line of State FM 620 to a point;

THENCE S 18° 25' E for a distance of 25.00 feet to a point for the northeast corner of this land and the PLACE OF BEGINNING;

THENCE S 18° 30' E for a distance 15.00 feet to the southeast corner of this land;

THENCE S 71° 30' W for a distance of 15.00 feet to the southwest corner of this land;

THENCE N 18° 30' W for a distance of 15.00 feet to the northwest corner of this land;

THENCE N 71° 30' E for a distance of 15.00 feet to the PLACE OF BEGINNING;

all of above property being locally known as 13441 Ranch Road 620, in the City of Austin, Williamson County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

January 3, 1980

Carole Keeton McClellan
Mayor

APPROVED:

Albert De La Rosa
City Attorney

ATTEST:

Grace Monroe
City Clerk

SF:cf